

Progress Report on the Brian Head Town Public Safety Building

By
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On Tuesday, September 28, 2010 the Brian Head Town Council will hold a public hearing on the proposed General Obligation Bond Election to construct a new public safety building. This document is intended to provide an update of the progress and planning for this project to assist the citizens in the public process.

The Current Building

The current building has been used for municipal services for over 40 years and has reached a point that additions or repairs can no longer be justified. The fire bays have become overcrowded with five fire engines and multiple OHV rescue vehicles. The floor does not have drains for standing water and the training room is not large enough to accommodate the number of volunteers or multi-jurisdiction training meetings.

The building is not in compliance with current regulations for police departments that now require complete security and separation from public access. This has been an ongoing problem identified during annual inspections that not only increases risk with protected information but places our officers in undesirable conditions when dealing with suspects.

The exterior of the building has deteriorated from piling snow and sun damage. The roof leaks into the police department area annually in spite of repeated roof repairs and periodic snow and ice removal efforts. Because the building is constructed on a slab with insufficient frost protection and drainage control the building has flooded repeatedly, damaging expensive equipment and causing potential mold growth.

Preliminary Planning

On April 14, 2007 the Brian Head Town Council established a building committee to review the future needs of the Public Safety Department which includes police, fire and EMS services. The structure is being anticipated to function for at least 30-40 years. GSBS Architects was selected from a host of candidates to prepare a "Needs Assessment" which included interviewing department personnel, visiting the site and preparing a summary of space needs for the various activities to be housed in the building.

In order to minimize building cost the staff and Council determined that using the existing site would be best. There is also the understanding that if the current site is no longer used for municipal services, the land must revert back to the individual that donated to the Town. After reviewing the Land Management Code (LMC), building codes and federal regulations the Town has proceeded with preliminary designs with the following parameters:

1. The structure will need to be at least two stories tall to fit on the site.

2. The police area will need to be completely segregated from the other portions of the building.
3. An elevator will be required per ADA standards.
4. LMC height regulations create constraints on the building roof design.
5. Snow will be stored on the roof to reduce required snow storage areas and reduce snow piles in front of doors and against exterior walls.
6. Exterior building materials will need to withstand harsh weather conditions.
7. The fire bays and storage areas will accommodate current equipment and anticipated future acquisition of a full time ambulance and one additional fire apparatus.
8. Space will be made (but not finished) to accommodate a 24 hour manned station.
9. Training space will allow for multiple classes and uses.
10. The building will serve as the Emergency Operations Center and secured document storage.

Estimated Cost

The financial planning for this building is much like someone prequalifying to build a home. We won't know what the actual cost will be until we complete the plans and receive a bid from a qualified contractor. GSBS Architects provided a cost estimate of \$3 million dollars based on building costs 18 months ago. Since that time they and the Town have seen dramatic reductions in expenses that are anticipated to reduce the cost.

The building design committee is looking at cost saving options such as leaving portions of the building unfinished until demand requires, identifying spaces for multiple uses, locating the building to maximize solar benefits, choosing high efficiency mechanical equipment, and consulting with a construction management firm on construction efficiencies.

How This May Impact Your Pocketbook

The Town is looking at all options to acquire money to pay for this project including grants and low interest loans from federal agencies in order to defray the cost to the taxpayer. If Uncle Sam doesn't come through, this vote (if approved) will provide a way for the project to be paid for through property taxes. This is also known as a General Obligation Bond. The preliminary analysis estimates that a \$3,500,000 bond for 30 years would increase taxes on a \$350,000 primary residence by \$129.27 per year or \$235.03 for a business or second home.

Citizen Involvement

Please understand that this can only happen with a majority of the registered voters approving it during the November election. The Town Council will hold a public hearing at the Brian Head Town Hall on Tuesday, September 28, at 1:00 p.m. where any member of the public can address the Council on this proposed action. We invite the public to review the documents available at Town Hall 8:30 a.m. to 4:30 p.m Monday-Friday to better understand the proposed project.